



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Eccles Way, BOTANIC RIDGE 3977

House

4 beds

2 baths

2 parking

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$600,000 - \$660,000**

## Median sale price

Median **House** for **BOTANIC RIDGE** for period **Apr 2018 - Apr 2018**

Sourced from **RP Data / Core Logic**.

**\$700,000**

## Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**6 Eccles Way,**  
Botanic Ridge 3977

Price **\$647,500** Sold 02  
December 2017

**87 Settlers Run,**  
Botanic Ridge 3977

Price **\$648,000** Sold 02  
January 2018

**97 Station Creek Way,**  
Botanic Ridge 3977

Price **\$655,000** Sold 15  
January 2018

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data / Core Logic.

## Ray White Cranbourne

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## Contact agents



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